

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Kalamazoo

State: MI

PJ's Total HOME Allocation Received: \$12,668,208

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
				PJs in State:	20	
Program Progress:						
% of Funds Committed	94.10 %	90.80 %	9	92.82 %	58	59
% of Funds Disbursed	85.05 %	83.89 %	12	82.38 %	49	51
Leveraging Ratio for Rental Activities	4.34	3.09	1	4.55	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	82.93 %	1	80.69 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	81.92 %	66.91 %	7	67.01 %	72	75
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	81.99 %	87.81 %	12	79.23 %	40	45
% of 0-30% AMI Renters to All Renters***	52.94 %	50.61 %	8	44.47 %	62	66
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	95.59 %	98.29 %	15	93.93 %	30	33
Overall Ranking:				In State:	4 / 20	Nationally: 83 86
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$18,506	\$27,919		\$24,984	272 Units	18.00 %
Homebuyer Unit	\$16,560	\$17,078		\$14,192	31 Units	2.10 %
Homeowner-Rehab Unit	\$24,184	\$22,607		\$20,036	55 Units	3.60 %
TBRA Unit	\$2,087	\$6,230		\$3,164	1,152 Units	76.30 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kalamazoo MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$67,314	\$77,963	\$24,655
State:*	\$78,584	\$71,099	\$19,311
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	3.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.93

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	51.3	45.2	41.8	27.1
Black/African American:	44.4	48.4	52.7	67.4
Asian:	0.4	0.0	1.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.1
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.1	3.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.1
Other Multi Racial:	0.4	0.0	0.0	1.1
Asian/Pacific Islander:	0.4	0.0	0.0	0.2

ETHNICITY:

Hispanic	1.9	3.2	3.6	3.3
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HOUSEHOLD SIZE:

1 Person:	43.3	22.6	27.3	14.1
2 Persons:	25.7	35.5	14.5	31.3
3 Persons:	16.5	16.1	27.3	22.8
4 Persons:	9.6	9.7	9.1	16.2
5 Persons:	3.1	9.7	10.9	7.9
6 Persons:	1.1	6.5	7.3	4.3
7 Persons:	0.8	0.0	3.6	1.7
8 or more Persons:	0.0	0.0	0.0	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	47.9	25.8	27.3	16.3
Elderly:	2.3	0.0	23.6	0.9
Related/Single Parent:	31.8	54.8	32.7	69.7
Related/Two Parent:	8.8	12.9	14.5	10.8
Other:	9.2	6.5	1.8	2.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.4	0.0 [#]
HOME TBRA:	2.7	
Other:	16.5	
No Assistance:	67.4	

of Section 504 Compliant Units / Completed Units Since 2001 7

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kalamazoo State: MI Group Rank: 83
 (Percentile)
 State Rank: 4 / 20 PJs Overall Rank: 86
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	81.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	95.59	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.75	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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